



Minutes of the ALACHUA COUNTY Development Review Committee (DRC) For April 18, 2024

The Alachua County Development Review Committee (DRC) held a public hearing on April 18, 2024, at 1:30 pm. The meeting was held in the John R. "Jack" Durrance Auditorium, Room 209, Second Floor, Alachua County Administration Building, 12 SE 1st Street, Gainesville, Florida.

BOARD MEMBERS PRESENT:

Ivy Bell, Chair, Growth Management Department
Lindsey Pavao, Environmental Protection Department
Jeffrey Hodges, Public Works Department

STAFF PRESENT:

Corbin Hanson, Senior Assistant County Attorney, County Attorney's Office (ZOOM)
Patricia McAllister DRC Clerk, Growth Management Department
Christine Berish, Development Review Manager, Growth Management Department
Leslie McLendon, Senior Planner, Growth Management Department
Mike Castine, Senior Planner, Growth Management Department
Ken McMurry, Planner, Growth Management Department
Summer Waters, Senior Planner, Environmental Protection Department
Jessica Hong, Senior Forester, Growth Management Department
Lalit Lalwani, Civil Engineer III, Public Works

Meeting called to order at 1:30 pm by the Chair

STATEMENT READ BY THE CHAIR:

The following statement was read into the record by Ivy Bell, "Welcome to the April 18, 2024 meeting of the Alachua County Development Review Committee, which is now called to order. The purpose of this Committee is to approve, approve with conditions, or deny proposed development in Alachua County in accordance with the Comprehensive Plan and the Unified Land Development Code requirements. The DRC is governed in accordance with its Rules of Procedure adopted on April 13, 2021 by Resolution 2021-32. The Committee was established by Ordinance 05-10, known as the "Alachua County Unified Land Development Code".

The DRC has no authority to change zoning of property or to change any existing ordinances or regulations. Approval of zoning or amendments to ordinances can only be done by the Alachua County Board of County Commissioners. The DRC members are not directly involved with the detailed review of the DRC development applications. The DRC shall take final action on all items specified in the Unified Land Development Code and specifically Section 401.17, and if further action is required by the Board of County Commissioners, then the date and time of such meeting will be provided to you.

Appeals of all development orders and other applications included in the Unified Land Development Code shall be by petition for writ of certiorari filed in the Circuit Court for Alachua County within 30 days of the date of the final development decision, except as otherwise provided in Florida Statute.



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When we call the item represented on the agenda, staff will provide the staff report, then the applicant will come forward and make their presentation, followed by public comments. All persons wishing to participate and speak on an issue at the DRC meeting have the right, through the Chair, to ask questions, seek clarification of comments made and to respond to the comments or presentations of staff or other speakers; or refute or respond to any ex-parte communication. All persons who present written materials to the DRC for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Committee's record of proceedings and official minutes.

For individuals or entities that have properly requested to participate in a quasi-judicial public hearing as a party, we will review the requests before each quasi-judicial item is called. The County Attorney's Office will make a recommendation to the DRC regarding who should be granted party status and the DRC will consider the information provided and make a final determination as to party status for each individual or entity. Generally, a party is an individual or entity that is more directly or more substantially affected by the decision today than the member of the public at large.

Pause from 1:34 pm to 1:39 pm for County Attorney, Corbin Hanson to join the meeting on ZOOM.

Will the County Attorney please poll the Committee to declare any ex-parte communications?"

EX PARTE DISCLOSURE

The following question was read into the record by Corbin Hanson: "Has any member of the board received any written or oral communication regarding any of the items on the Development Review Committee agenda today?". There were none declared.

PARTY STATEMENT

Christine Berish stated there are no party requests for this meeting.

Ivy Bell asked the Clerk to swear in all persons wishing to speak at today's hearing.

SWEARING IN

Patricia McAlister asked all people planning to speak to stand and raise their right hand. The Clerk asked those standing, "Do you swear or affirm that the evidence or testimony you will be providing today is the truth to the best of your knowledge and belief?"

All standing responded, "I do" and the Clerk stated, "Thank you".

Ivy Bell asked staff to begin their presentation.



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1. Project DR24-000019

Revised Final Development Plan for Newberry Park TND Phase 2 of Block 1—O2bKids Addition to construct an 11, 878 SF office and childcare facility on approximately 0.39 acres. Located on Tax Parcel Number 04322-001-001 at 12186 NW 7th Place with eda, inc. as agents. Low Density (1-4du/acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District.

Staff presentation by Leslie McLendon. It was stated that staff finds the proposal consistent with the Comprehensive Plan and Unified Land Development Code and staff recommends that the DRC approve the Revised Final Development Plan for Newberry Park TND Phase 2 of Block 1—O2bKids Addition with conditions.

There were no questions for staff.

Agent/Applicant, Sergio Reyes with eda, inc, was present and available for questions.

There were no questions for the applicant.

There was no one from the public wishing to speak.

Jeffrey Hodges **motioned** to **approve with conditions**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Revised Final Development Plan for Newberry Park TND Phase 2 of Block 1—O2bKids Addition with a 3-0 vote.

2. Project DR24-000013

Final Development Plan and Flood Plain Development Permit for Taylor Dock and Boathouse. To construct an 853 SF dock on approximately 1.04 acres. Located on Tax Parcel Number 18476-000-000 at 10301 NE County Rd 1469 with Worley Construction and Associates as agents. Rural Cluster Future Land Use Designation; Residential Single Family (R-1A) Zoning District.

Staff presentation by Leslie McLendon. It was stated that staff finds the proposal consistent with the Comprehensive Plan and Unified Land Development Code and staff recommends that the DRC approve the Final Development Plan and Flood Plain Development Permit for Taylor Dock and Boathouse with conditions.

There were no questions for staff.

Agent/Applicant, Tyler Heaton with Worley Construction, was present and available for questions.

There were no questions for the applicant.

There was no one from the public wishing to speak.



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Jeffrey Hodges moved to approve with conditions.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved, with conditions**, the Final Development Plan and Flood Plain Development Permit for Taylor Dock and Boathouse with a 3-0 vote.

3. Project DR24-000012

Replat for Wyngate Farms Planned Development (PD)-Lot 13A to amend the interior side setback for accessory structures from 40' to 25' consistent with the Zoning Master Plan (ZOM-03-99) on approximately 4 acres. Located on Tax Parcel Number 04290-020-013 at 13905 NW 19th PI with CHW, Inc. as agents. Low Density Residential (1 to 4 dwelling units per acre). Future Land Use Designation; Planned Development (PD) Zoning District.

Staff presentation by Mike Castine. It was stated that staff finds the proposal consistent with the Comprehensive Plan and Unified Land Development Code and staff recommends that the DRC approve the Replat for Wyngate Farms Planned Development (PD) Lot 13A .

There were no questions for staff.

Agent/Applicant, Austin Blazs with CHW, Inc, was present and available for questions.

There were no questions for the applicant.

There was no one from the public wishing to speak.

Jeffrey Hodges moved to recommend to the Board of County Commissioners to **approve**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Recommend** the Board of County Commissioners **Approval** of the Replat for Wyngate Farms Planned Development (PD) Lot 13A with a 3-0 vote. This replat will be on the Board of County Commission meeting on May 14, 2024 at 11:30 am.

4. Project DR24-000016

Replat for Countryside Forest-Lot 7 to amend setbacks to current zoning district standards on approximately 0.20 acres. Located on Tax Parcel Number 04211-010-017 at 10837 NW 32nd PI with eda, inc. as agents. Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1B) Zoning District.



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Staff presentation by Mike Castine. It was stated that staff finds the proposal consistent with the Comprehensive Plan and Unified Land Development Code and staff recommends that the DRC approve the Replat for Countryside Forest Lot 7.

There were no questions for staff.

Agent/Applicant, Sergio Reyes with eda, inc, was present and available for questions.

There were no questions for the applicant.

There was no one from the public wishing to speak.

Jeffrey Hodges **moved** to recommend the Board of County Commissioners **approve with conditions**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Recommend Approval** of the Replat for Countryside Forest Lot 7 with a 3-0 vote. This replat will be on the Board of County Commission meeting on May 14, 2024 at 11:30 am.

OTHER BUSINESS:

1. Approval requested of the minutes for the March 28, 2024 DRC Hearing.

Jeffrey Hodges moved to **approve**.

Motion was **seconded** by Lindsey Pavao.

Ivy Bell called for a vote and the committee took the following action: **Approved** the minutes for the March 28, 2024 DRC hearing with a 3-0 vote.

Meeting adjourned at 1:57 PM by the Chair